



41 Brooklands Terrace, Blackburn

£120,000 Freehold

THREE BEDROOM TERRACED HOME WITH TWO RECEPTION ROOMS AND POTENTIAL TO ADD VALUE Welcome to this well proportioned and well laid out three bedroom terraced house in the highly desirable Little Harwood location, boasting two reception rooms which are accessed individually boasting a wealth of potential for customisation and extension.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G



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Internally, the property requires updating but with that provides a blank slate to make the property your own. Featuring two separate reception rooms, kitchen and utility on the ground floor, there's opportunity to create a downstairs shower room and extend the kitchen further. Heading upstairs, there are three sizable bedrooms with two doubles and three piece bathroom. The spacious landing and vast loft space provides the opportunity to also extend up, with a well designed dormer, there is potential for two further bedrooms upstairs

With no onward chain, it makes an ideal proposition to move forward without delay and make your own.

Located in this highly desirable area, local shops, schools and places of worship are all within walking distance and plentiful on street parking is available at the front



Vestibule

Hallway

Reception One

Reception Two

Kitchen

Utility

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom



Approximate total area⁽¹⁾1048 ft²

Reduced headroom
8 ft²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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